

**Hector Gomez**

**From:** Martha Oxley <martha.oxley@outlook.com>  
**Sent:** Monday, September 20, 2021 11:02 AM  
**To:** City Clerk  
**Cc:** Russ and Marti Kohl; Seena Seward  
**Subject:** Letter to Carlsbad City Council Regarding Discussion on Density, Development and Deadly Impact for the record of September 21, 2021 Board Meeting

## **DEADLY IMPACTS HIGHLY POSSIBLE WITH INCREASED DENSITY**

Excerpts: *Pros And Cons of Increasing Density*

Deborah Goonan, Independent American Communities

<https://Independentamericancommunities.Com>

Studies of the impacts of over-building and creating high density communities across the United States reveal intrusive conditions that impact the lifestyle, quality, and diversity of neighborhoods. Independent American Communities studies pinpoint these 6 six negative impacts of over-increasing density:

- Residents have little privacy, increased exposure to nuisances such as noise from neighboring housing units
- Parking is extremely limited or, if available, very costly
- Traffic increases in suburban zones, where public transit is unavailable
- Working class and low-income residents are often priced out of redeveloped dense housing neighborhoods
- High concentration of hard surfaces and shortage of green space makes it difficult to manage storm water and prevent flood hazards
- Many communities not designed to accommodate families with children

### **Impact #7 - Deathly Dangerous Fires and Entrapment**

The most dangerous threat to life and property, it appears, wasn't on Deborah Goonan's report, but it's something on the minds of all of us who live along El Camino Real. It came to life when I was chatting with some of our fire prevention professionals to ask about fire hazards evacuation plans in our area of El Camino Real/Cannon/ College thoroughfares. I was terrified by the reply:

"If sparks of fire ignite the foliage along El Camino Real in Carlsbad, it will only take a few minutes and a few cars to jam the roads. If that happens, we won't even be able to get our equipment far enough along El Camino to get to the fires to put them out, much less get people out." Coincidentally, that evening, a fire prevention helicopter pilot on a local

television news had just said the same thing as he patrolled the previous wildfire areas just east of San Marcos.

Then I recalled my own fearful encounter with wildfire and entrapment when I had to evacuate LaCosta using El Camino Real. On that sunny morning, fire moved swiftly as embers jumped across the 5 N freeway and into our neighborhood. We were part of a very hasty evacuation, "Just get out." We were told. I left there, and I drove to assist my son to help him to evacuate in San Marcos. I remember the urgency and the fear of the fire that came over the hill and into San Elijo, and we were blocked at the top of the neighborhood, unable to go anywhere. We waited at the top of the hill for four hours while flames moved into my son's neighborhood. Fires were moving but the cars, waiting in line to descend Crystal Court, did not budge for four hours. We were lucky that our incredible fire fighters were able to get us down the hill... it was a very close call.

With Carlsbad undertaking the construction of a new regional park and a new Veteran's Memorial park, intended to attract non-residents as well as residents in only a few years, I wonder what how local evacuation plans will be impacted by increasing density with new parks, homes and shopping centers. This development could attract thousands into our area at the same time. Who will build a wide enough extension to El Camino Real and Cannon and College roads so that cars, RVs, horse trailers, buses and people on foot can get out.

I beg you to not put us in that danger.

Martha Oxley  
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If these real concerns are not addressed, we could face tragedy. Please do not put the entire area at risk, creating another Paradise, CA, as the likelihood of increased wildfires continues to grow.

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